

STAMFORD PLANNING BOARD
REGULAR MEETING
MINUTES, TUESDAY, APRIL 8, 2014
7th Floor, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Zbigniew Naumowicz, Roger Quick, and Jay Tepper. Claire Fishman and Michael Totilo were absent. Present for staff was Ernie Orgera, Director of Operations, Lou Casolo, City Engineer, and David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell called the meeting to order at 6:45 p.m. Ms. Dell announced that since Ms. Fishman and Mr. Totilo were absent, and that Mr. Naumowicz was voting on all items tonight. After Ms. Dell called the meeting to order, Ms. Dell stated that received a request by Mr. Ernie Orgera, Director of Operations to add a last minute Request for Authorization of an agreement between the City of Stamford and Century Protective Services. Ms. Dell asked for a motion to add this item to the agenda; after a brief discussion, Mr. Tepper moved to add this Request for Authorization to the agenda; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

Request for Authorization:

1. **Acceptance of Scoreboard Gift to Vine Road Little League (Stamford American):** Katchko & Sons has offered to provide and install a 10 foot by 7 foot ElectroMech Scoreboard Model # LX1160 for Vine Road Little League (Stamford American) to replace the old scoreboard from a previous donor. Previous scoreboard has not been operating correctly since it was donated to the City ten years ago. Mr. Orgera made brief presentation on this gift that needs to come before the Planning Board, the Board of Finance and the Board of Representatives. After a brief discussion, Mr. Tepper moved to recommend approval to accept this Scoreboard Gift to Vine Road Little League; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).
2. **Century Protective Services:** Agreement between the City of Stamford and Century Protective Services for Security Services for the Stamford Government Center for the period of June 29, 2014 through June 2015 with City sole option to extend agreement for one additional year; up to a maximum of two successive years. The contract amount is for the First year - \$394,085, or \$32,840 a month, and for the Second and Third years - \$398,727, or \$33,227.31 and overtime at \$34.58 an hour. Mr. Orgera explained to the Board that this contract was the result in an Open Bid Process, and Century Protective Services submitted the lowest bid – saving the City over \$100,000 over the three year period, while giving the option of the current security employees to keep their positions. After a brief discussion, Mr. Naumowicz moved recommend that the City enter a contract with Century Protective Services; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

Supplemental Capital Appropriation:

Ms. Dell called on Lou Casolo, City Engineer to make a presentation on both the Capital Budget Close outs, and the Supplemental Capital Projects together since the Capital Budget Close Outs are dedicated to the Supplemental Capital Projects. Prior to Mr. Casolo's presentation, Ms. Dell read into the record the definition of a "Sunset Closeout," which refers to projects that the work has been funded, but the project has not been worked on for at least four years, in this case, the Ferry Terminal proposal has been dead for at least five years.

1. **Capital Budget Closeouts:**

a.	CP5600	Scofield Manor Storm Drainage System	\$34,118.86
b.	CP1203	Environmental Remediation	\$16,463.85
	CP0099	Bartlett Phase II	\$9,939.22
	CP0100	Halliwell Drive	\$40,847.79

C56119	Citywide Road Corrections	\$147,749.14
c. 23 Projects		\$1,583,049.00
CP2056	STM Ferry Terminal – Sunset Closeout	\$416,951.00
Subtotal		\$2,000,000.00
Total Closeout all projects:		<u>\$2,249,118.86</u>

After the Mr. Casolo's presentation and a brief discussion by the members of the Board, Mr. Tepper moved recommend approval of the Capital Budget Closeouts listed above; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

2. **Supplemental Capital Project Appropriation for the following Projects Tied to Closeouts:**

CP1671	Scofield Building Improvement and Exterior Repairs	\$34,118.86
CP1372	Oakdale Road Culvert and Catch Basins	\$215,000.00
C56182	Street Patch Resurface	\$1,900,000.00
C56123	Citywide Sidewalks	\$100,000.00
Total		<u>\$2,249,118.86</u>

The Board noted that CP1372 Oakdale Road Culvert and Catch Basins project was identified by residents directly affected by flooding at the February 10th Public Hearing for the Draft Capital Budget, and the Board is appreciative of the City's sensitivity of pushing this project to fruition. After a brief discussion, Mr. Naumowicz moved for approval of the Supplemental Capital Projects listed above, and that these projects meet the requirements found under Connecticut General Statute Section 8-24 and Section C6-30-13 of the City Charter, as well as finds them both to be consistent with CGS Section 8-24 and the City Charter Section C6-30-13; in addition, these capital projects are consistent with the adopted 2002 Master Plan; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

3. **Supplemental Capital Project Appropriation – Lockwood/Maple Avenue K-Wing**

Grant	State Grant	<u>\$1,430,000</u>
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Mr. Casolo briefly updated the Planning Board on this request to support the Supplemental Capital Project Appropriation for in support of improvements to the Lockwood/Maple Avenue School K-wing. After a brief discussion, Mr. Tepper moved recommend supporting this Supplemental Appropriation for this State Grant; Mr. Naumowicz seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

Zoning Board Referral:

1. **ZB Appl. 214-03 – Eileen and Giovanni Onelli, 13 Dora Street – Special Exception**, to allow construction of a fence on top of an existing retaining wall for a total fence height up to 11 feet, 4 inches under Section 7G of the Zoning Regulations in a R-5 zone. Mr. Woods reported that due to topography the applicant needs a special exception to legalize their existing fence on top of their retaining wall to meet the fence height, which the applicant meets on their property it's only the neighbors. The Board had a discussion about the quality of the materials supplied by the applicant, specifically the site plan map was not clear regarding the height of the fence was on the applicant's property versus the neighboring property. After this discussion, Mr. Quick moved recommended that the Zoning Board grant this Special Exception with the need of the applicant to clarify the height of the fence as it pertains to the neighbor's property, and this Special Exception is consistent with the adopted 2002 Master Plan; Mr. Naumowicz seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

Planning Board Meeting Minutes:

1. Meeting of 3/18/14: After a brief discussion, Mr. Tepper moved to adopting the Planning Board minutes of 3/18/14; Mr. Naumowicz seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).
2. Meeting of 3/25/14: After a brief discussion, Mr. Quick moved to adopting the Planning Board minutes of 3/25/14; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).
3. Meeting of 4/1/14: After a brief discussion, Mr. Tepper moved to adopting the Planning Board minutes of 4/1/14; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).

Old Business

- **Decision: Subdivision #4007 Request to Revise Condition No.12.** Boris and Helen Miloslavsky have requested to revise Condition No. 12, requiring the posting of a performance bond prior to filing the Final Subdivision Map. The Board discussed this request and its consensus was:
 - (1) Revising this condition would set a bad precedent for existing and future subdivisions;
 - (2) The applicant knew about this condition prior the adoption of the subdivision;
 - (3) This is a fairly standard conditions that is placed on all subdivisions; and
 - (4) Mr. Quick reported that the cost of this bond would be about \$30 per \$1,000 or approximately \$1,500 a year, which for a subdivision is not too burdensome on the applicant for two buildable lots. After the Board's discussion, Mr. Tepper moved to **deny** this request to revise Condition No. 12 requiring the posting of a performance bond prior to filing the Final Subdivision Map; Mr. Quick seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Quick, and Tepper).
- Mr. Tepper reported that at the last SWRPA meeting, there was a long discussion on the reorganization into Western Connecticut Council of Governments and specifically Mayor Martin's reluctance to go along with establishing the Metropolitan Planning Organization that includes all of the eight SWRPA municipalities and the 10 municipalities to the north. The Mayor has veto power since the City of Stamford represents over 25 percent of the total population of the new Council of Governments.

New Business

Ms. Dell stated that in observance of Passover that begins next Tuesday, April 15th, there would be no Planning Board Meeting next week. Ms. Dell, Mr. Tepper and Mr. Woods briefly discussed the revised version of the Master Plan and the upcoming Steering Committee meeting, which if appropriate will include holding the Public Workshop on the Master Plan on Tuesday, April 22nd and if the Board has any items that need to be acted on then we could meet at 6:00 p.m.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:00 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.